

\$3,200,000 - 10825 W State Highway 21, Bryan

MLS® #25005281

\$3,200,000

Bedroom, Bathroom,
Land on 86.32 Acres

Other, Bryan, TX

86.32 Ag-Exempt acres just outside Bryan city limits and located less than one mile from the expanding RELLIS Campus! Offering over 2,500 feet of State Hwy 21 road frontage and nearly 2,300 feet of Little Brazos River frontage. Property benefits from high traffic counts, exceptional visibility, and close proximity to ongoing, extensive new development plans focused on research, technology, education, and infrastructure. The major growth corridor is open to a variety of uses, including recreational (along the non-navigable Little Brazos River), agricultural, research, tech-related, outdoor event spaces, or flood-resilient development. Outstanding opportunity for creative developers to capitalize on proximity to Bryan-College Station booming innovation district and Texas A&M influence.



Estimated Property Lines

Essential Information

MLS® #	25005281
Price	\$3,200,000
Acres	86.32
Type	Land
Sub-Type	Commercial
Status	Active

Community Information

Address	10825 W State Highway 21
Area	119

Subdivision	Other
City	Bryan
County	Brazos
State	TX
Zip Code	77807

Amenities

Utilities	Electricity Available, High Speed Internet Available, Septic Available
Is Waterfront	Yes
Waterfront	River Front, River Access

Exterior

Lot Description	Level, Open Lot, Trees Large Size, Trees, Waterfront
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School Information

District	Bryan
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Additional Information

Days on Market	163
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Listing Details

Listing Agent	Becky Schenk
Listing Office	Ranch House Real Estate, LLC

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